



FORGE & FOSTER

INVESTMENT MANAGEMENT

INVESTMENT PROPOSAL

356 EMERALD STREET N

Hamilton, ON



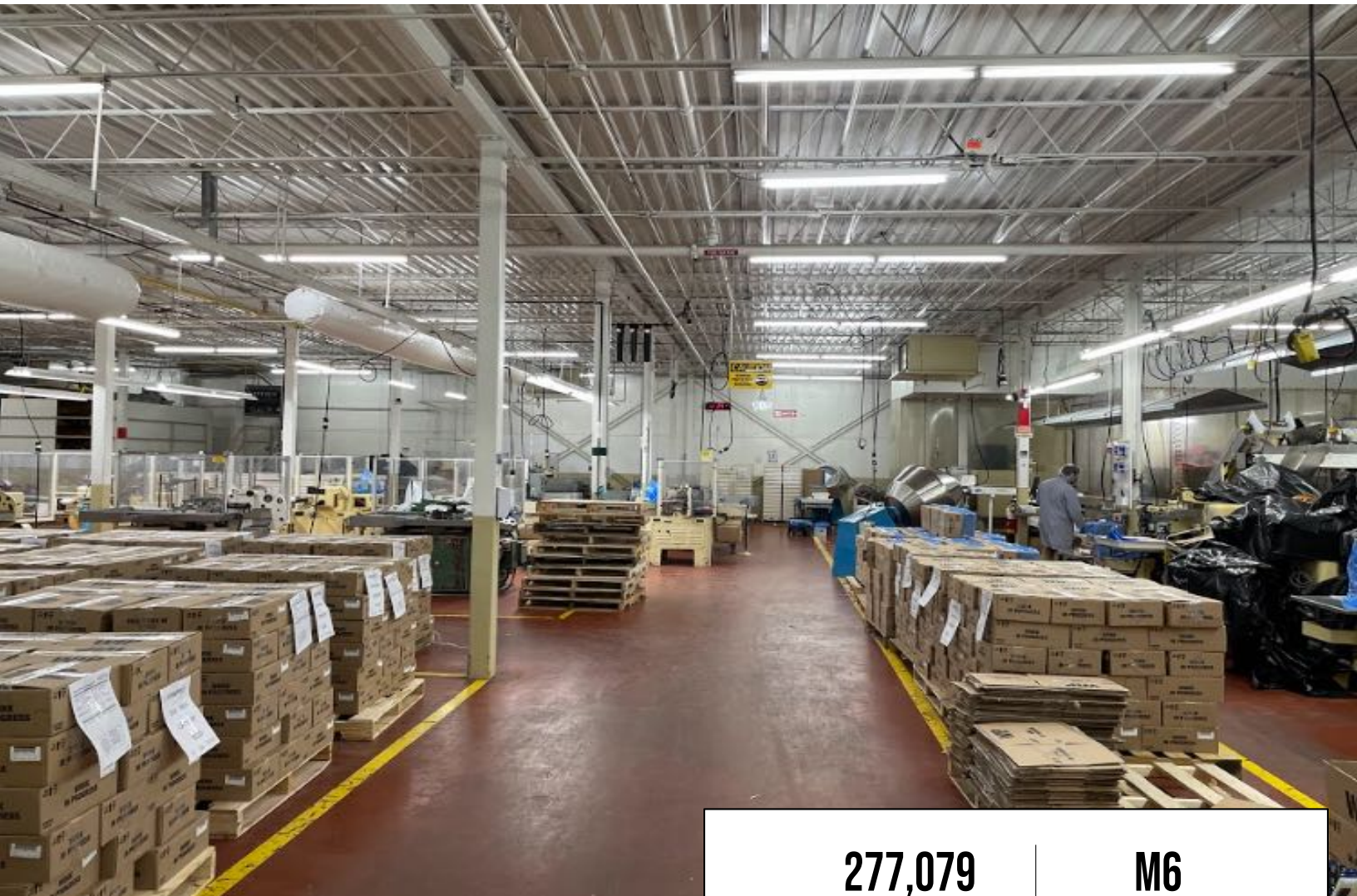
INVESTOR CAPITAL: \$5,050,000 @ 1.8X TARGET EQUITY MULTIPLE

INVESTMENT OVERVIEW	
Opportunity	To participate in the acquisition of a combined 277,079 sqft of multi-use property located at 356 Emerald Street North with robust industrial upside.
Acquisition Price	\$21,000,000
DEAL TERMS & STRUCTURE	
Ownership Structure	Newly formed corporation
Capital Required	Acquisition Price: \$21,000,000 Closing Costs: \$1,508,784 Capital Expenditures: \$150,000 Carry Costs: \$291,150 Cash Reserve: \$100,000 Total Required: \$23,049,934
Capital Structure	Investor Capital: \$5,049,934 (including minimum 20% co-investment by F&F) 1st Mortgage: \$15,750,000 @ 8.45% interest, 3-year term and I/O payments. 2nd Mortgage: \$2,250,000 @ 7.0% interest, 4 year term, and I/O payments.
Target Closing Date	February 28th, 2023
Target Funding Date	February 15th, 2023
TERMS & CONDITIONS	
Governance	Historically, principals of Forge & Foster have voting class A shares and passive investors have non-voting class C shares.
Investment Term	18 months
Fees	Acquisition Fee: 1% of acquisition price Financing Fee: 1% of mortgage amount Asset Management Fee: 1.5% of acquisition price per annum Development Management Fee: 5% of capital expenditures Disposition Fee: 1% of exit value Personal Guarantee Fee: 0.5% of first position mortgage Distributions & Waterfall First, return of investor capital; Next, 10% annual hurdle return to investors; Next, F&F catch-up; Next, 50/50 split between investors and Forge & Foster respectively.
FINANCIAL OVERVIEW	
Returns (pre-tax)	1.8x Equity Multiple; 47.61% Property Net Levered IRR (after fees)
Exit Value	\$31,930,000 (\$115 per square foot or 5.5% Cap Rate based on NOI)

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THE PROPERTY



277,079
SQUARE FEET

M6
ZONING

356 EMERALD STREET N, HAMILTON, ON

356 Emerald Street & 118 Shaw Street (the "Property"), is a nearly 280,000 sqft complex comprising both industrial and office units located in Hamilton, Ontario. The breakdown is approximately as follows: 35,000 sqft in the basement, 106,000 sqft for the main floor, 69,000 sqft on the second floor, and 68,000 sqft allocated to the third floor (see Appendix for property floor plans). The acquisition also includes 65 Shaw - the adjacent half-acre parking lot.

The Site is located immediately southeast of the intersection of Emerald Street North and Shaw Street on approximately 3.5 acres. The area consists mainly of residential houses, mixed with commercial, and industrial buildings. Current onsite operations consist of candy and chocolate confectionery manufacturing and warehousing. Built in the early 1900s over phases with several extensions, this three storey brick-and-beam building is included in Hamilton's Heritage Inventory. The M6 - Light Industrial Zone designation allows for a variety of uses, some of which include: Manufacturing, Medical, Office, Laboratory and Restaurant.

THE BUSINESS PLAN

Forge & Foster will focus on four key initiatives over the 1.5-year investment period:

1

Incrementally bring leases to market through built in escalations

2

Explore severance and redevelopment opportunities for 118 Shaw ('Unit B')

3

Actively manage the property and improve exterior facade

4

Pursue disposition of property at market rates as well as residential redevelopment at 65 Shaw



INVESTMENT THESIS



Forge & Foster was able to obtain the Property heavily under-market value as this transaction will be exclusively private. As a result, the low purchase price of \$76/square foot is well below market, which is directly reflected in our comparables analysis. The cheap purchase price is the basis for our upside. The business plan is rather straightforward: Allow the rental rates to converge towards market, and explore severance and redevelopment options for 118 Shaw, if the tenants are able to consolidate their operations. The building is in good condition, therefore, CAPEX will be mainly cosmetic upgrades to the exterior.

65 Shaw was recently considered as future residential land by the City of Hamilton and F&F plans to pursue redevelopment if found to be beneficial.

FINANCIAL SUMMARY

The property has enormous potential, as indicated by the financial summary. The built in escalations will ensure F&F meets their target exit value. The leaseback allows F&F a guaranteed stream of cash flow for the entirety of the investment period. At a 5.5% cap rate, the property is expected to have an approximate exit value of \$32 million, or \$115 per square foot.

FINANCIAL SUMMARY				
	Current		At Exit	
	Monthly	Annually	Monthly	Annually
Base Rent	\$148,652	\$1,783,823	\$152,819	\$1,833,823
Recoverable	\$125,897	\$1,510,765	\$129,805	\$1,557,658
Gross Income	\$274,549	\$3,294,587	\$282,623	\$3,391,480
Expenses	\$125,897	\$1,510,765	\$129,805	\$1,557,658
Vacancy	\$8,236	\$98,838	\$8,479	\$101,744
Net Operating Income	\$140,415	\$1,684,985	\$144,333	\$1,732,000
Estimated Value	\$21,000,000		\$31,930,000	
Cap Rate	8.0%		5.5%	
Annual Gross Rent Multiplier	\$12.5		\$18.4	
PSF	\$76		\$115	

RENT ROLL

Upon Acquisition, Karma Candy is set to leaseback the entirety of the Property. For simplicity, the lease divides the site into 'Unit A' (356 Emerald) and 'Unit B' (118 Shaw). Unit A comprises 177,079 square feet and the tenant will pay \$7.25/square foot across the investment horizon. Unit B describes the remainder of the building, which will begin at \$5.00/square foot and escalate to \$5.50/square foot at exit. The leaseback also stipulates that the tenant shall have the right at any time during the term of the lease, with due notice, to surrender all or part of Unit B. If this is pursued, F&F will be able to meet and surpass their exit rate on a much quicker timeline, providing even stronger upside than represented below.

RENT ROLL							
Unit	SF	Current			At Exit		
		Rent PSF	Monthly	Annually	Rent PSF	Monthly	Annually
A	177,079	\$7.25	\$106,985	\$1,283,823	\$7.25	\$106,985	\$1,283,823
B	100,000	\$5.00	\$41,667	\$500,000	\$5.50	\$45,833	\$550,000
Total	277,079	\$6.44	\$148,652	\$1,783,823	\$6.62	\$152,819	\$1,833,823

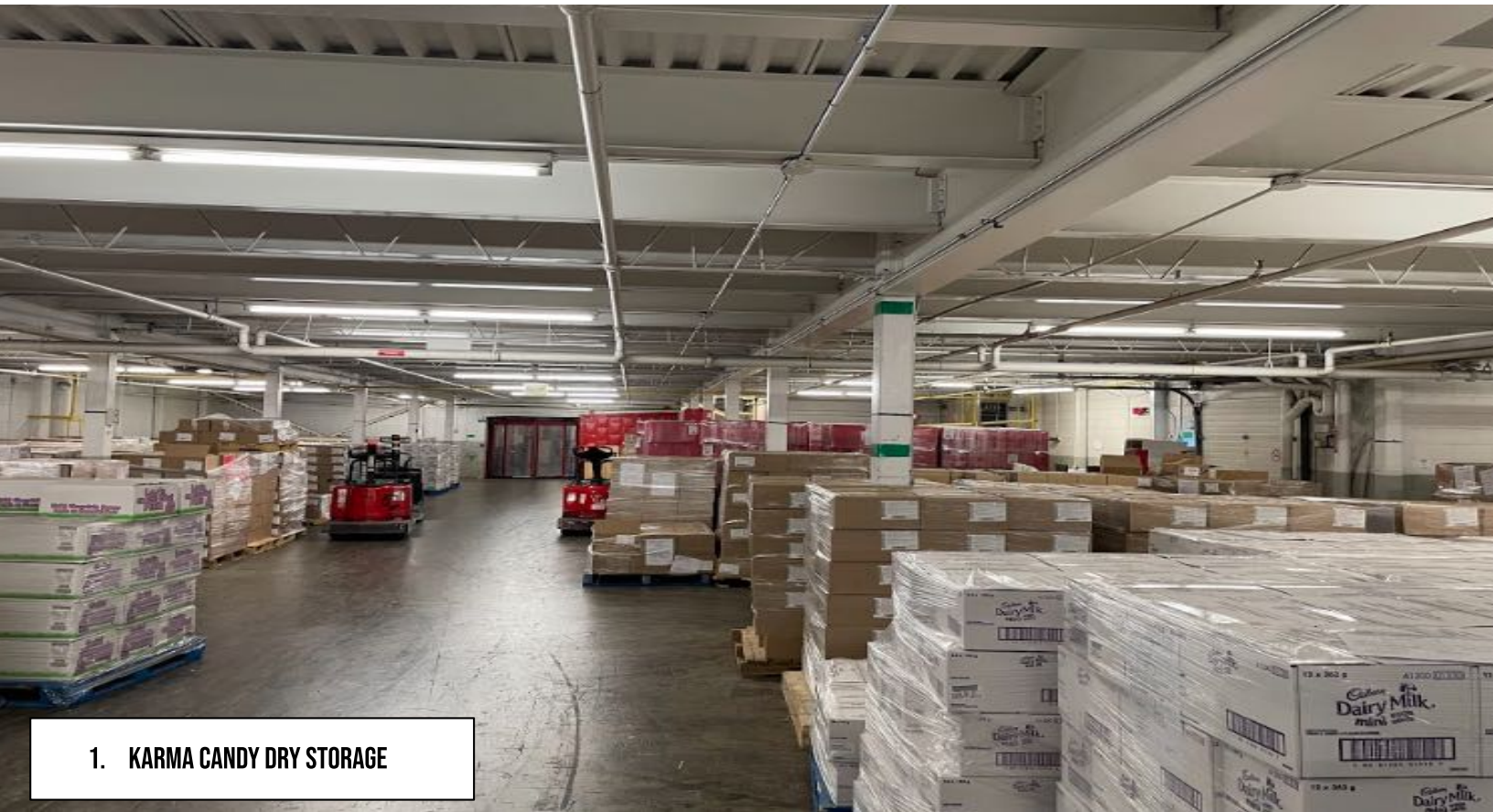
EXPENSES

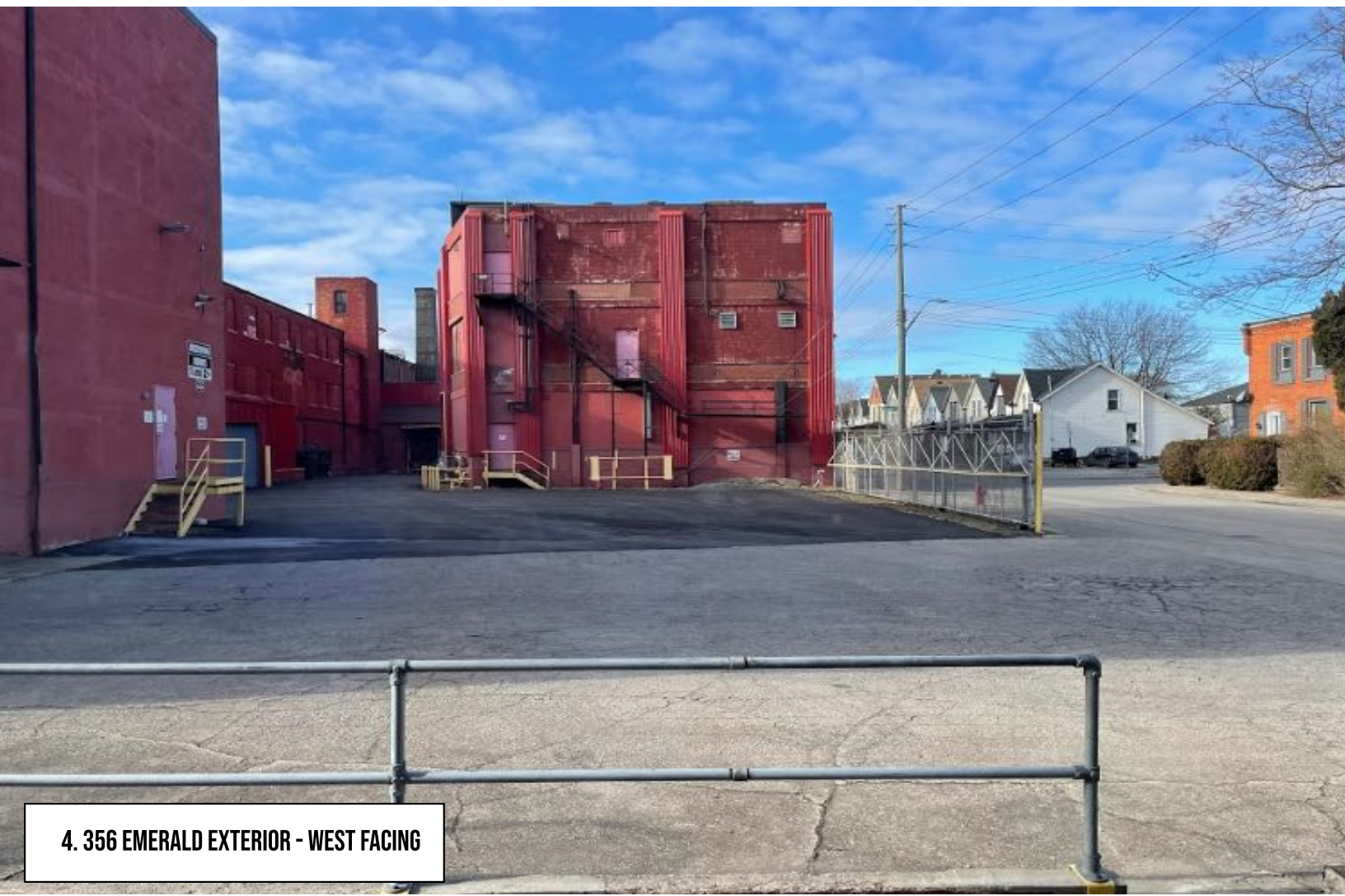
On a per square foot basis, 356 Emerald & 118 Shaw's expenses are relatively in line with comparable industrial properties F&F has purchased. We have stipulated that the tenants' leaseback is completely net, therefore, none of these costs will fall upon F&F. The expenses are not expected to increase in any substantial way, with our underwriting accounting for a 2% increase annually across the board. Due to the chocolate and candy confectionery manufacturing of the current tenant, the utility bills, most prominently hydro, comprise the highest proportion of total expenses.

EXPENSE SUMMARY

Current	Monthly	Annually	% Total	PSF
Property Tax	\$10,897	\$130,769	8.7%	\$0.47
Insurance	\$2,732	\$32,785	2.2%	\$0.12
Gas	\$14,891	\$178,693	11.8%	\$0.64
Hydro	\$44,673	\$536,080	35.5%	\$1.93
Water & Sewer	\$14,891	\$178,693	11.8%	\$0.64
Elevator	\$19,974	\$239,686	15.9%	\$0.87
Repairs & Maintenance	\$8,919	\$107,029	7.1%	\$0.39
Property Management	\$8,919	\$107,029	7.1%	\$0.39
Total	\$125,897	\$1,510,765	100%	\$5.45

PROPERTY PICTURES





MARKET ANALYSIS



CITY OF HAMILTON

Hamilton's market is on the rise and recovering from impacts of COVID-19. Based on Statscan, the City's unemployment rate has declined for several months back to pre-pandemic levels of 5.4%. More recently, new census data has shown Hamilton to have one of the densest downtowns in all of Canada illustrating continued investment and growth for the City. In late November 2021, Hamilton's city council voted to cease expansion of the urban boundary, which is expected to inflate real estate values, as typical sprawl development land has essentially been syphoned. City staff are currently creating a proposal to meet council's decision while accommodating provincial growth mandates. Also in recent news, Hamilton's LRT project received financial backing from both the provincial and federal governments, all-day GO train service has been instilled at West Harbour, and RBC ranked Hamilton second in the country for youth to work.

The City of Hamilton reaches historic \$2 billion in building permits for 2021.*

*<https://www.hamilton.ca/government-information/news-centre/news-releases/city-reaches-historic-2-billion-in-building-permits>

HAMILTON OFFICE SUBMARKET

Like many regions in Canada, Hamilton's office leasing was effectively paused during the pandemic. As work-from-home and the shuttering of non-essential businesses measures continue to ease, leasing activity and demand has subsequently increased. Office vacancies are continuing to lower and are applying pressure on rental rates back to market levels. According to the latest report from Colliers, Hamilton's average office rental rate is \$15.85/sqft net. Hamilton's office availability rate is 15.50%, with Burlington and Oakville at 20.90% and 9.50% respectively.¹ Based on previous value-add projects in the West Hamilton Innovation District (67 Frid St, 150 Chatham St etc.) and Stoney Creek (360 Lewis Rd.), F&F believes commercial rental rates approaching \$12/sqft net are attainable.



HAMILTON INDUSTRIAL SUBMARKET

Currently, there are highly competitive transactions in the industrial sector of the Golden Horseshoe area. This activity is due in part to the proliferation of e-commerce, which continues to accelerate due to lasting effects from COVID-19 social measures and the prominence of tech-related businesses from Toronto. CBRE's 2021 Scoring Tech Talent report ranks Toronto as fourth in North America, listing it as the fastest growing tech market on the continent. CBRE's 2019 report ranks Hamilton as second for "Up and Coming Tech Talent" markets.

According to Colliers' Q1 2022 report, Hamilton's industrial availability rate is 1.7%, a compression from 2.3% y/y. The same report also specifies Hamilton's average industrial rental rate to be \$10.97/sqft net. F&F's in-house data has also shown the 2020 average industrial acquisition rate to be at \$145 per square foot and the 2021 average to be \$162 per square foot. Colliers' has documented the current 2022 average \$/sqft average sale price at 182. Colliers also indicates Hamilton industrial capitalization rates range between 5.0% and 6.0%, however, it's been Forge & Foster's experience that Hamilton industrial cap rates are compressing are more in line with 4.5% and 5.5%. Compressing industrial availability and cap rates are being felt throughout Canada, but especially so, in South-west Ontario.

¹ <https://teammf.ca/2022/04/26/looking-ahead-q1-2022-market-report/>

COMPARABLE PROPERTIES



44 Frid St, Hamilton

Price Per SF: \$99/sqft
Size: 258,982 sqft
Asset Type: Industrial
Sold: Q1 2020



590 Nash Rd N, Hamilton

Price Per SF: \$84/sqft
Size: 227,701 sqft
Asset Type: Industrial
Sold Q3 2021



4256 Carroll Ave, Niagara Falls

Price Per SF: \$118/sqft
Size: 203,700 sqft
Asset Type: Industrial
Sold Q1 2022

Industrial buildings of over 200,000 sqft are a rare find. The acquisition of 356 Emerald & 118 Shaw St for \$21,000,000 for 277,079 equals a purchase price of \$76/sqft. This is objectively a low purchase price comparatively to similar sized Hamilton assets of over 200,000 sqft. In addition, the Hamilton comparables were executed between 1-2 years prior, when all asset values were lower. The third comparable illustrates a recent industrial sale of over 200,000 sqft, however for a higher purchase price in a market that doesn't garner as high values as in Hamilton.

FINANCIAL ANALYSIS

PROJECTED RETURNS SUMMARY

The Base Case scenario is projected to deliver an equity multiple of 1.8x over a 1.5-year investment horizon.

UNDERWRITING ANALYSIS

The following section highlights the key underwriting assumptions used in our Base Case scenario.

Rental Income

F&F is targeting to generate a gross rental income from commercial space rents of \$1,833,823 per year at exit. This equates to an average rental income of \$6.62/square foot. We believe these rates can be achieved and surpassed considering the option for the tenant to vacate a portion of 'Unit B' if able.

Rental Growth

For 356 Emerald's rental income, we have followed the escalation rates as outlined in the leaseback.

Expenses

F&F have assumed a 2% growth rate for general expenses and 2% growth rate for property tax, property insurance, and utilities. On top of these expenses, F&F also budgeted repairs & maintenance and property management fees, which are 6% income respectively. These assumptions are based on market rates as well as historical performance at the property.

Exit Value

We have assumed an exit value of \$31,930,000 which is \$115 per square foot and equates to a cap rate of 5.5% on our projected NOI.

Construction Budget

Total construction budget of \$150,000. As the interior is in relatively good condition, the budget will be allocated towards exterior upgrades and landscaping improvements.

INVESTMENT STRUCTURE

Structure

356 Emerald will be a purchase into a newly formed corporation. The principals of F&F will receive voting class A shares and the investors will receive non-voting class C shares. There is flexibility on structure depending on investor preference.

F&F Co-Investment

The Investor Capital metric includes a 20% investment by Forge & Foster and is treated as an investor. At the end of the project F&F takes a return on the 20% invested as well as the 50% promote for performance and management of the project.

Financing

We are targeting a first position mortgage of \$15,750,000, and a second position mortgage of \$2,250,000 (VTB). The first position mortgage will have a term of 3-years and I/O payments, the second position mortgage will have a 4-year term and I/O payments. Expected interest rates of 8.45% and 7.0%, respectfully. Personal guarantees will be provided by the principals of F&F.

Investment Term

The expected investment period is 1.5 years.

Tax Considerations

Upon exit, and after the company has paid its corporate tax, investors will receive a dividend from its share of the profits depending on exit value and structure.

Equity Multiple

The equity multiple and IRR shown are valued on a post fee basis and are subject only to taxation.

FORGE & FOSTER FEES

This investment will be subject to the following fees payable to Forge & Foster:

- **Acquisition Fee:** 1% of Acquisition Price
- **Financing Fee:** 1% of Mortgage Amount
- **Asset Management Fee:** 1.5% of Acquisition Price Per Annum
- **Development Management Fee:** 5% of Capital Expenditures
- **Disposition Fee:** 1% of Exit Value
- **Personal Guarantee Fee:** 0.5% of First Position Mortgage

Distributions & Waterfall

There will be no distributions during the investment term. At the end of the investment, net proceeds (after payment of all debts and expenses) will be paid as follows:

- 1) 100% to investors until they've been repaid their investor capital.
- 2) 100% to investors until they receive a 10% annual return on investment.
- 3) 100% to F&F as a catch-up until it has received an amount equal to the amount paid in #2 above.
- 4) Any remaining profit to be split 50/50 between investors and F&F respectively.



INVESTMENT MANAGER

Forge and Foster

F&F was established in 2016 by brothers Mark Accardi and Joe Accardi. After 9 years of investing successfully on their own in residential and commercial real estate, they decided to revise their business model and introduce investor capital to their investments. This was in large part due to Mark's six-year career as a real estate investment analyst/associate with the Canada Pension Plan Investment Board ("CPPIB"), where he learned how the leading investment managers around the world are structured.

Mark's former director from CPPIB, Wenzel Hoberg, joined F&F as its advisory board chairman in 2018 after having successfully invested with the company since 2016. He also recently joined as a partner. Wenzel has over 20 years of real estate investment experience and has held a number of senior executive roles, including the Managing Director and Head of Real Estate for CPPIB's European office and CEO of Triuva, a leading European investment management company with €10 billion assets under management in 40 funds and 200 employees across 15 offices in Europe.

F&F is based in Hamilton, where Mark and Joe saw a great opportunity in 2008. Eventually the brothers relocated permanently from Toronto. The company has been investing almost exclusively in Hamilton along with some neighbouring secondary markets including St. Catharines, Cambridge and Brantford. Its primary strategy is to buy income producing assets where there is upside in the rents and which are located in attractive areas that have future development potential.

The company has over \$400 million in real estate assets under management. The portfolio is managed by eleven full-time professionals with expertise in property management, asset management, leasing, construction and finance.

FINANCIAL PRO FORMA

356 EMERALD STREET N
HAMILTON, ON CANADA

PROPERTY INFORMATION			
Acquisition Date			Jan 2023
# Units			2
SF			277,079
Purchase Price			\$21,000,000
Per Unit			\$10,500,000
Per SF			\$76
Closing Costs			
Land Transfer Tax		\$511,475	
Closing Costs		\$315,000	
Financing Fees		\$295,810	
F&F Fees		\$386,499	\$1,508,784
Total Purchase Price			\$22,508,784
Capital Expenditures Required			\$150,000
Per Unit			\$75,000
Per SF			\$0.54
Total Investment			\$22,658,784

FINANCING INFORMATION					
<u>Mortgage Details</u>	<u>Term</u>	<u>Rate</u>	<u>Amount</u>	<u>Amort</u>	<u>Expiry</u>
Peakhill (1st)	3 Yrs	8.45%	\$15,750,000	I/O	Jan 2026
VTB (2nd)	4 Yrs	7.00%	\$2,250,000	I/O	Jan 2027
					Jan 2023
<u>Payments</u>			<u>Monthly</u>	<u>Annually</u>	<u>% Income</u>
Peakhill (1st)			\$110,906	\$1,330,875	41.6%
VTB (2nd)			\$13,125	\$157,500	4.9%
			-		

FORGE & FOSTER FEES

Acquisition Fee (1.0% GAV):	\$210,000
Financing Fee (1.0% Mtg Amount):	\$176,499
Asset Mgmt Fee (1.5% GAV p.a.):	\$498,750
Development Mgmt Fee (5.0% Capex):	\$5,000
Personal Guarantee Fee (.5% of 1st Mortgage)	\$88,249
Disposition Fee (1.0%% Sale Amount):	\$319,332
Performance Fee (50.0% above a 10.0% preferred return)	\$4,002,002

FINANCIAL ANALYSIS

	Monthly	FUTURE Annually
Income	\$276,165	\$3,313,986
Operating Expenses	\$129,805	\$1,557,658
Net Income	\$146,361	\$1,756,328
Mortgage Payments	\$124,031	\$1,488,375
Cash Flow	\$22,329	\$267,953
Debt Coverage Ratio		1.2x
Current Value		\$28,083,000
<i>Per Unit</i>		\$14,041,500
<i>Per SF</i>		\$101
<i>Property Cap Rate</i>		8.0%
<i>Today's Market Cap Rate</i>		6.0%
Exit Value		\$31,930,000
<i>Per Unit</i>		\$15,965,000
<i>Per SF</i>		\$115
Net Proceeds from Disposition		\$30,975,000
Profits Before Promote & Taxes		\$8,004,004
JV Partner Share of Profit	(50% share)	\$4,002,002
Forge & Foster Share of Profit	(50% share)	\$4,002,002
JV Partner Equity Multiple		1.8x
JV IRR		47.61%

APPENDIX A: SAMPLE WATERFALL EXAMPLE

WATERFALL EXAMPLE #1 (2.0x)

SAMPLE OF F&F PROFIT DISTRIBUTION				
Initial Investment by Investors ¹				\$1,000,000
Project Profit				\$2,000,000
Net Proceeds from Project				\$3,000,000
Waterfall 1: Repayment of Shareholder Loans				
Class B Shares (F&F Holdings)			\$200,000	
Class C Shares (Investor Shares)			\$800,000	-\$1,000,000
Remaining Profit				\$2,000,000
Waterfall 2: Distribution to Target Rate of Return (10% Hurdle per Year) ²				
		A		
Class B Shares (F&F Holdings)			\$66,200	
Class C Shares (Investor Shares)			\$264,800	-\$331,000
Remaining Profit				\$1,669,000
Waterfall 3: "Catch-Up" Distribution				
Class A Shares (F&F Partners)			\$331,000	-\$331,000
Remaining Profit				\$1,338,000
Waterfall 4: Distribution of 50% of Residual Profit on Class B and C Shares				
Class B Shares (F&F Holdings)			\$133,800	
Class C Shares (Investor Shares)			\$535,200	-\$669,000
Remaining Profit				\$669,000
Waterfall 5: Distribution of 50% of Residual Profit on Class A				
Class A Shares (F&F Partners)			\$669,000	-\$669,000
Remaining Profit				\$0

TOTAL PAYMENTS BY SHARE CLASS					
SHARE CLASS	REPAYMENT	10% HURDLE	F&F CATCH UP	RESIDUAL PROFIT	TOTAL
Class A Shares	\$0	\$0	\$331,000	\$669,000	\$1,000,000
Class B Shares	\$200,000	\$66,200	\$0	\$133,800	\$400,000
Class C Shares	\$800,000	\$264,800	\$0	\$535,200	\$1,600,000
Total	\$1,000,000	\$331,000	\$331,000	\$1,338,000	\$3,000,000
Equity Multiple	2.0x				

1 - Project is based on a 3 year timeline.

2 - 10% hurdle is compounded annually based on a 3 year term.

WATERFALL EXAMPLE #2 (1.5x)

SAMPLE OF F&F PROFIT DISTRIBUTION

Initial Investment by Investors ¹		\$1,000,000
Project Profit		\$1,000,000
Net Proceeds from Project		<u>\$2,000,000</u>
Waterfall 1: Repayment of Shareholder Loans		
Class B Shares (F&F Holdings)	\$200,000	
Class C Shares (Investor Shares)	\$800,000	-\$1,000,000
Remaining Profit		<u>\$1,000,000</u>
Waterfall 2: Distribution to Target Rate of Return (10% Hurdle per Year) ²		
Class B Shares (F&F Holdings)	\$66,200	
Class C Shares (Investor Shares)	\$264,800	-\$331,000
Remaining Profit		<u>\$669,000</u>
Waterfall 3: "Catch-Up" Distribution		
Class A Shares (F&F Partners)	\$331,000	-\$331,000
Remaining Profit		<u>\$338,000</u>
Waterfall 4: Distribution of 50% of Residual Profit on Class B and C Shares		
Class B Shares (F&F Holdings)	\$33,800	
Class C Shares (Investor Shares)	\$135,200	-\$169,000
Remaining Profit		<u>\$169,000</u>
Waterfall 5: Distribution of 50% of Residual Profit on Class A		
Class A Shares (F&F Partners)	\$169,000	-\$169,000
Remaining Profit		<u><u>\$0</u></u>

TOTAL PAYMENTS BY SHARE CLASS

SHARE CLASS	REPAYMENT	10% HURDLE	F&F CATCH UP	RESIDUAL PROFIT	TOTAL
Class A Shares	\$0	\$0	\$331,000	\$169,000	\$500,000
Class B Shares	\$200,000	\$66,200	\$0	\$33,800	\$300,000
Class C Shares	\$800,000	\$264,800	\$0	\$135,200	\$1,200,000
Total	\$1,000,000	\$331,000	\$331,000	\$338,000	\$2,000,000
Equity Multiple	1.5x				

1 - Project is based on a 3 year timeline.

2 - 10% hurdle is compounded annually based on a 3 year term.

WATERFALL EXAMPLE #3 (1.0x)

SAMPLE OF F&F PROFIT DISTRIBUTION

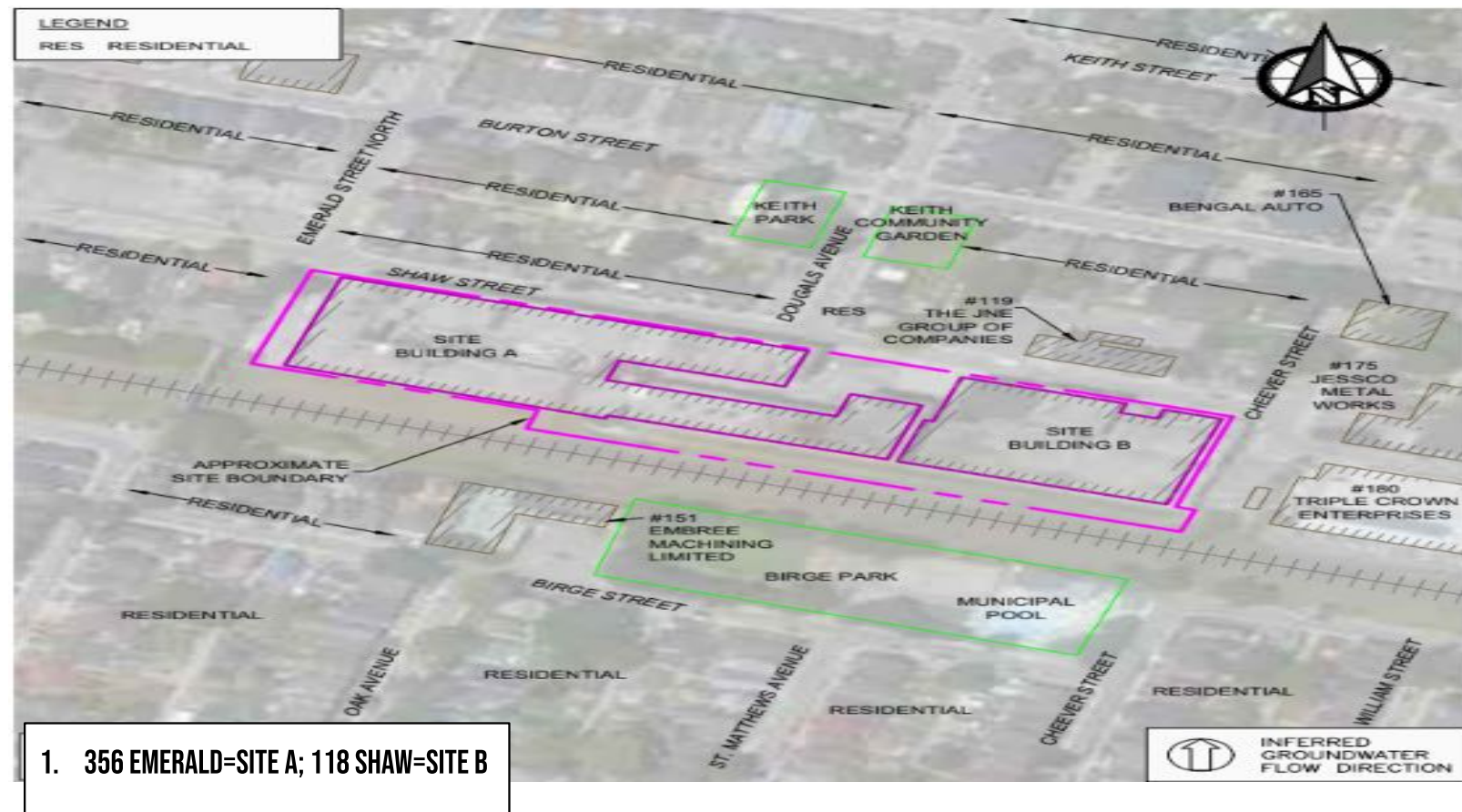
Initial Investment by Investors ¹		\$1,000,000
Project Profit		\$0
Net Proceeds from Project		\$1,000,000
Waterfall 1: Repayment of Shareholder Loans		
Class B Shares (F&F Holdings)	\$200,000	
Class C Shares (Investor Shares)	\$800,000	-\$1,000,000
Remaining Profit		\$0
Waterfall 2: Distribution to Target Rate of Return (10% Hurdle per Year) ²		
Class B Shares (F&F Holdings)	\$0	
Class C Shares (Investor Shares)	\$0	\$0
Remaining Profit		\$0
Waterfall 3: "Catch-Up" Distribution		
Class A Shares (F&F Partners)	\$0	\$0
Remaining Profit		\$0
Waterfall 4: Distribution of 50% of Residual Profit on Class B and C Shares		
Class B Shares (F&F Holdings)	\$0	
Class C Shares (Investor Shares)	\$0	\$0
Remaining Profit		\$0
Waterfall 5: Distribution of 50% of Residual Profit on Class A		
Class A Shares (F&F Partners)	\$0	\$0
Remaining Profit		\$0

TOTAL PAYMENTS BY SHARE CLASS					
SHARE CLASS	REPAYMENT	10% HURDLE	F&F CATCH UP	RESIDUAL PROFIT	TOTAL
Class A Shares	\$0	\$0	\$0	\$0	\$0
Class B Shares	\$200,000	\$0	\$0	\$0	\$200,000
Class C Shares	\$800,000	\$0	\$0	\$0	\$800,000
Total	\$1,000,000	\$0	\$0	\$0	\$1,000,000
Equity Multiple	1.0x				

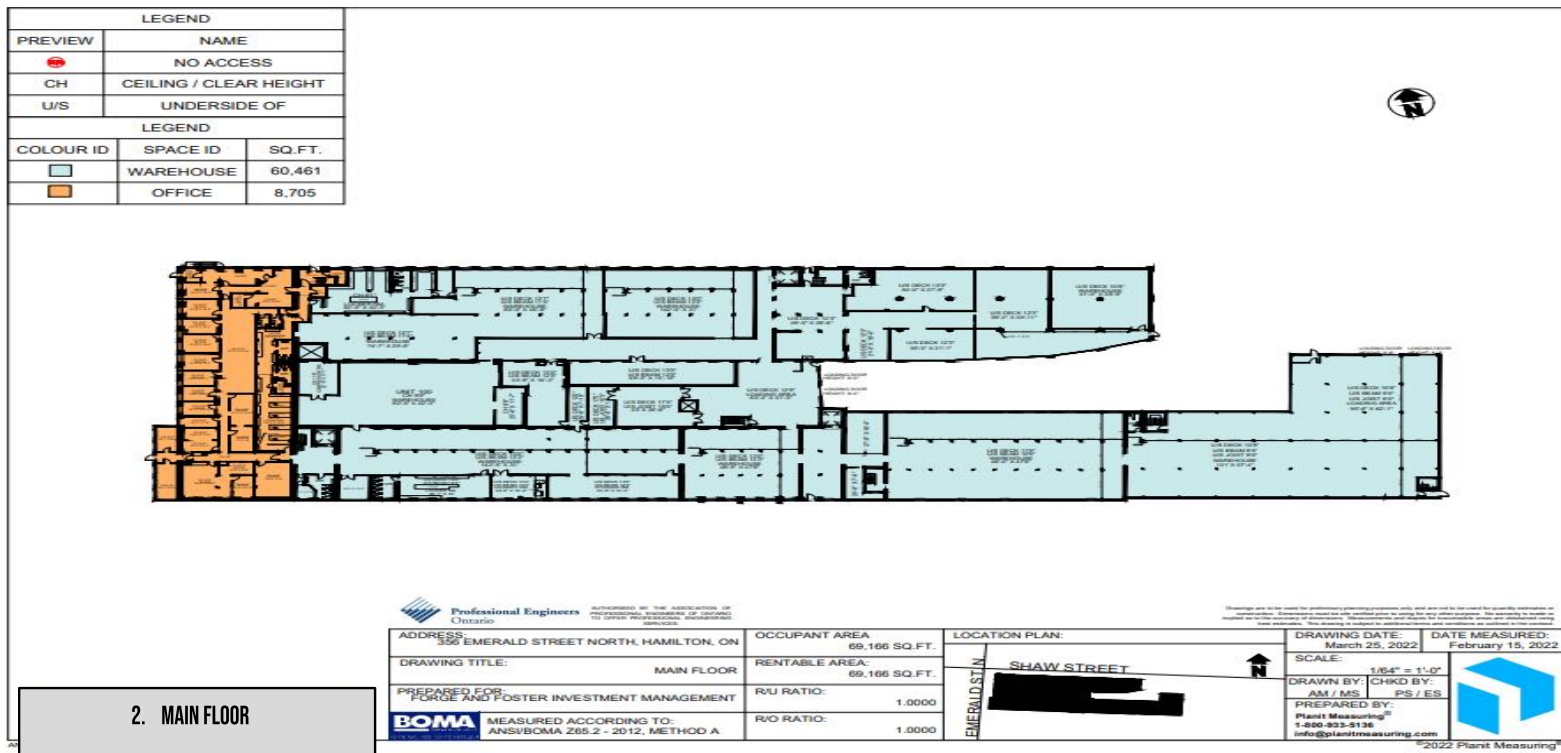
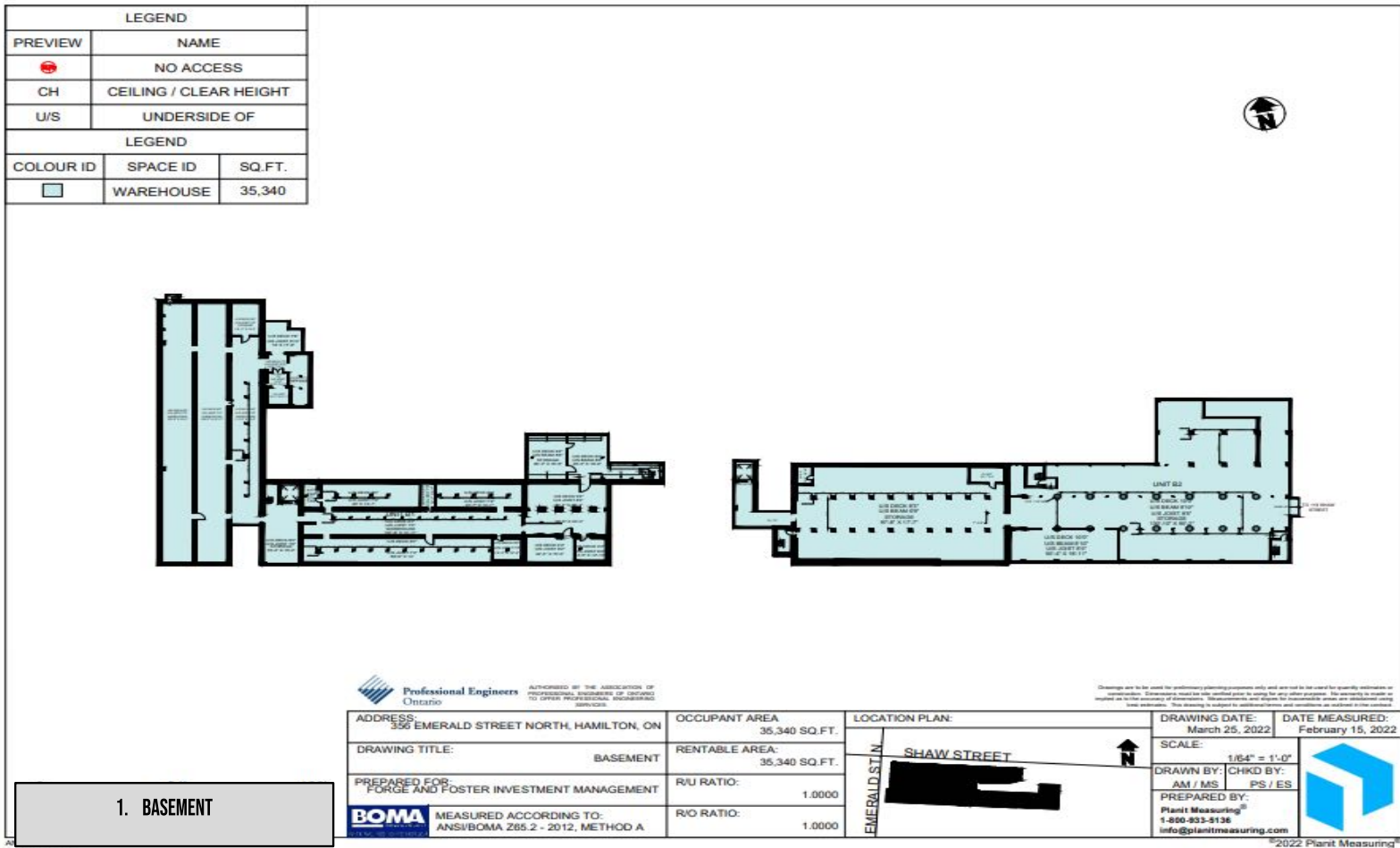
1 - Project is based on a 3 year timeline.

2 - 10% hurdle is compounded annually based on a 3 year term.

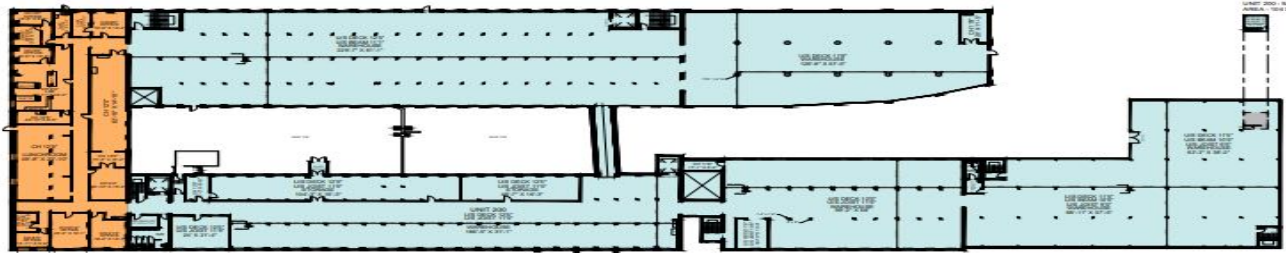
APPENDIX B: OVERHEAD



APPENDIX C: FLOOR PLANS - 356 EMERALD



LEGEND		
PREVIEW	NAME	
	NO ACCESS	
CH	CEILING / CLEAR HEIGHT	
U/S	UNDERSIDE OF	
LEGEND		
COLOUR ID	SPACE ID	SQ.FT.
	WAREHOUSE	51,711
	OFFICE	7,791



Professional Engineers
Ontario

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PROFESSIONAL ENGINEERS OF ONTARIO
TO OFFER PROFESSIONAL ENGINEERING
SERVICES

ADDRESS: 356 EMERALD STREET NORTH, HAMILTON, ON

DRAWING TITLE: 2ND FLOOR & MEZZANINE A

PREPARED FOR: FORGE AND FOSTER INVESTMENT MANAGEMENT

MEASURED ACCORDING TO: ANSI/BOMA Z65.2 - 2012, METHOD A



MEASURED ACCORDING TO:
ANSI/BOMA Z65.2 - 2012, METHOD A

OCCUPANT AREA
59,502 SQ. FT.

RENTABLE AREA:
59,502 SQ. FT.

R/U RATIO: 1.0000

R/O RATIO: 1.0000

LOCATION PLAN:

SHAW STREET

EMERALD ST N

EMERALD ST N

DRAWING DATE: March 25, 2022

SCALE: 1/64" = 1'-0"

DRAWN BY: AM / MS

CHKD BY: PS / ES

PREPARED BY: Plant Measuring



1-800-853-5136
info@plantmeasuring.com

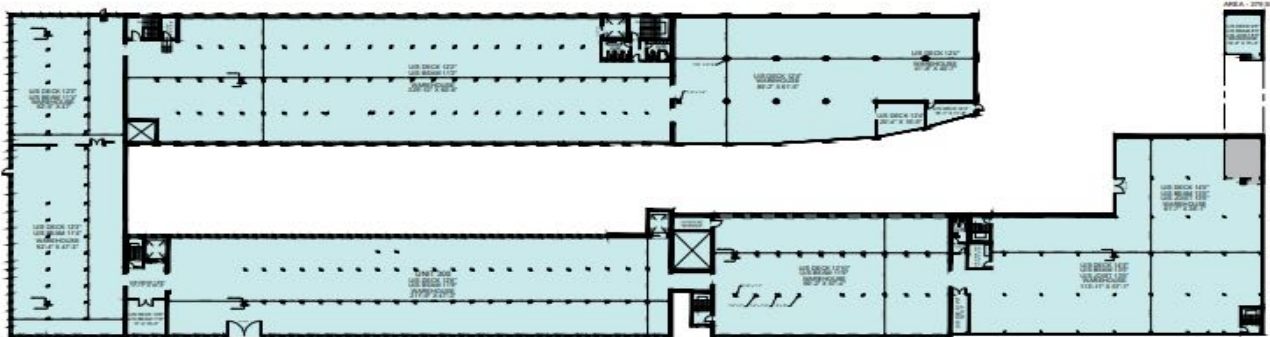
DATE MEASURED: February 15, 2022



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3. SECOND FLOOR

LEGEND		
PREVIEW	NAME	
	NO ACCESS	
CH	CEILING / CLEAR HEIGHT	
U/S	UNDERSIDE OF	
LEGEND		
COLOUR ID	SPACE ID	SQ.FT.
	WAREHOUSE	59,236



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ADDRESS: 356 EMERALD STREET NORTH, HAMILTON, ON

DRAWING TITLE: 3RD FLOOR & MEZZANINE B

PREPARED FOR: FORGE AND FOSTER INVESTMENT MANAGEMENT

MEASURED ACCORDING TO: ANSI/BOMA Z65.2 - 2012, METHOD A



MEASURED ACCORDING TO:
ANSI/BOMA Z65.2 - 2012, METHOD A

OCCUPANT AREA
59,236 SQ. FT.

RENTABLE AREA:
59,236 SQ. FT.

R/U RATIO: 1.0000

R/O RATIO: 1.0000

LOCATION PLAN:

SHAW STREET

EMERALD ST N

EMERALD ST N

DRAWING DATE: March 25, 2022

SCALE: 1/64" = 1'-0"

DRAWN BY: AM / MS

CHKD BY: PS / ES

PREPARED BY: Plant Measuring

1-800-853-5136
info@plantmeasuring.com

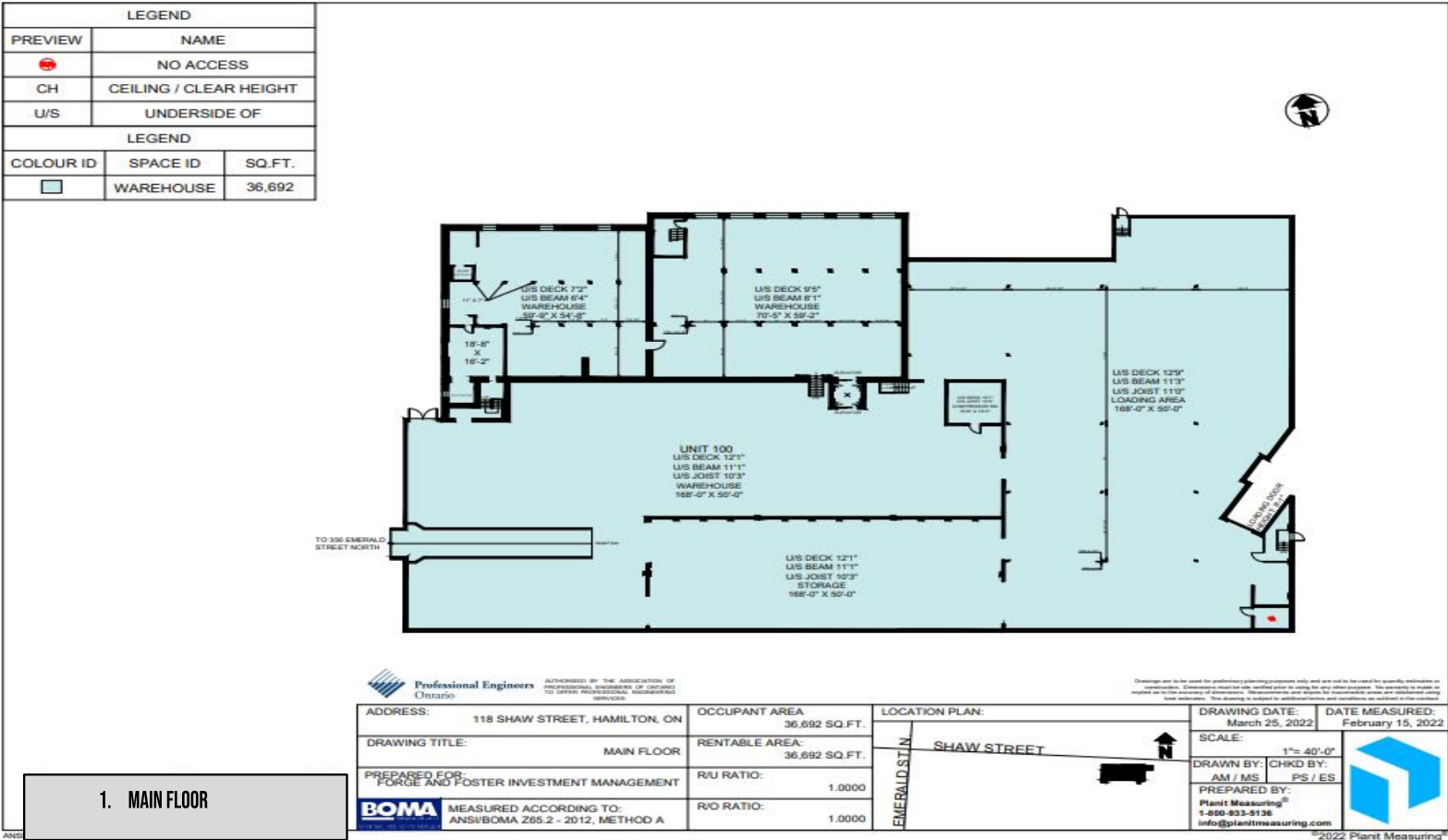
DATE MEASURED: February 15, 2022





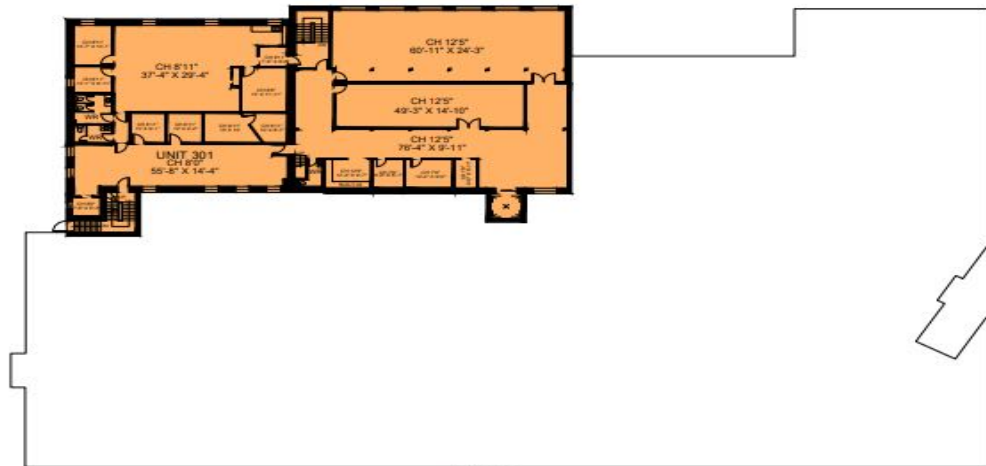
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4. THIRD FLOOR

APPENDIX D: FLOOR PLANS - 118 SHAW





LEGEND		
PREVIEW	NAME	
	NO ACCESS	
CH	CEILING / CLEAR HEIGHT	
U/S	UNDERSIDE OF	
LEGEND		
COLOUR ID	SPACE ID	SQ.FT.
	OFFICE	8,409



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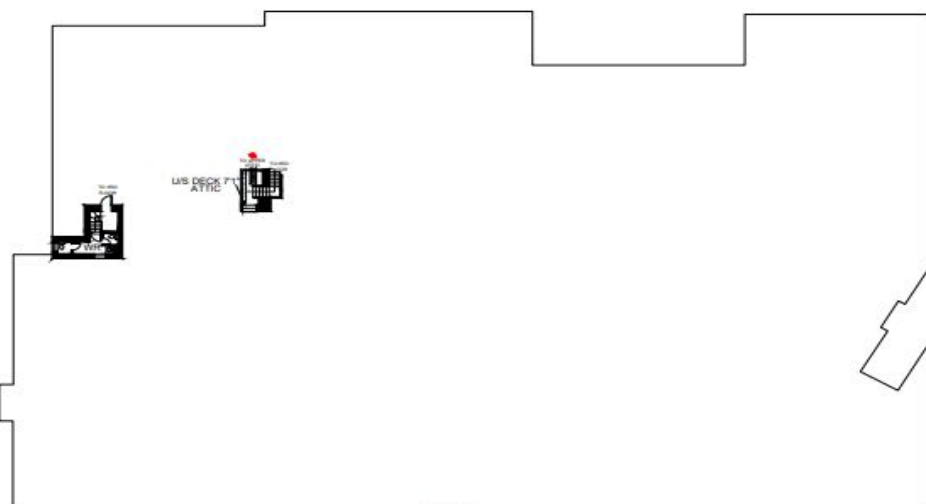
Drawings are to be used for preliminary planning purposes only and are not to be used for quantity estimates or construction. Drawings must be used in conjunction with the project description. The accuracy of the drawings is not to be used for any other purpose. This drawing is subject to the provisions of the Professional Engineers Act and the Professional Engineers Act of Ontario. The drawing is subject to the provisions of the Professional Engineers Act and the Professional Engineers Act of Ontario.

ADDRESS: 118 SHAW STREET, HAMILTON, ON	OCCUPANT AREA: 8,409 SQ.FT.	LOCATION PLAN:	DRAWING DATE: March 25, 2022	DATE MEASURED: February 15, 2022
DRAWING TITLE: 3RD FLOOR	RENTABLE AREA: 8,409 SQ.FT.	EMERALD ST N SHAW STREET	SCALE: 1"= 40'-0"	
PREPARED FOR: FORGE AND FOSTER INVESTMENT MANAGEMENT	R/U RATIO: 1.0000		DRAWN BY: CHKD BY: AM / MS PS / ES	
 MEASURED ACCORDING TO: ANSI/BOMA 285.2 - 2012, METHOD A	R/O RATIO: 1.0000		PREPARED BY: Plant Measuring® 1-800-833-5136 info@plantmeasuring.com	

3. THIRD FLOOR

ANSI A - 11 X 8.5



LEGEND		
PREVIEW	NAME	
	NO ACCESS	
CH	CEILING / CLEAR HEIGHT	
U/S	UNDERSIDE OF	
LEGEND		
COLOUR ID	SPACE ID	SQ.FT.
	OFFICE	368



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ADDRESS: 118 SHAW STREET, HAMILTON, ON	OCCUPANT AREA: N/A	LOCATION PLAN:	DRAWING DATE: March 25, 2022	DATE MEASURED: February 15, 2022
DRAWING TITLE: 4TH FLOOR	RENTABLE AREA: N/A	EMERALD ST N SHAW STREET	SCALE: 1"= 40'-0"	
PREPARED FOR: FORGE AND FOSTER INVESTMENT MANAGEMENT	R/U RATIO: 1.0000		DRAWN BY: CHKD BY: AM / MS PS / ES	
 MEASURED ACCORDING TO: ANSI/BOMA 285.2 - 2012, METHOD A	R/O RATIO: 1.0000		PREPARED BY: Plant Measuring® 1-800-833-5136 info@plantmeasuring.com	

4. FOURTH FLOOR

ANSI A - 11 X 8.5